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United States Department of the Interior
National Park Service

85003059

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National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic

N/A

and/or common Church Street - Cherokee Street Historic District

2. Location

street & number Church, Cherokee, and Campbell Hill Streets N/A not for publication

city, town Marietta N/A vicinity of

state Georgia code 013 county Cobb code 067

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name multiple owners

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Superior Court

street & number Cobb County Courthouse

city, town Marietta state GA

6. Representation in Existing Surveys

See continuation sheet

has this property been determined eligible? yes ☒ no

date federal state county local

site for survey records

state

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Continuation sheet Representation in
Existing Surveys Item number 6 Page 2

title: Historical Inventory of Marietta and Cobb County, Phase I: Marietta.

date: 1974-5

County

Copy located at Historic Preservation Section, Department of Natural Resources, Atlanta, Georgia.

title: Historic Structures Field Survey: Cobb County, Georgia

date: 1978

State

Historic Preservation Section, Georgia Department of Natural Resources

Atlanta, Georgia

Part of this district is already listed on the National Register in the following nomination
Northwest Marietta Historic District

June 11, 1975

Federal

National Park Service,

Washington, D. C.

On March 12, 1984 the National Register Programs Division of the National Park Service Southeast Regional Office issued a preliminary certification of significance for the property at 362 Cherokee Street, Marietta, Georgia.

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreage of nominated property approximately 100 acres.

Quadrangle name Marietta, Georgia

Quadrangle scale 1:24,000

UTM References

A

1	6
7	2
6	0
7	0

3	7	6	0	6	1	1	0
---	---	---	---	---	---	---	---

Zone Easting Northing

B

1	6
7	2
6	3
6	0

3	7	6	0	6	1	1	0
---	---	---	---	---	---	---	---

Zone Easting Northing

C

1	6
7	2
6	7
3	0

3	7	6	0	8	7	1	0
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D

1	6
7	2
7	0
3	0

3	7	6	0	6	1	3	0
---	---	---	---	---	---	---	---

E

1	6
7	2
6	6
3	0

3	7	6	0	2	3	0	
---	---	---	---	---	---	---	--

F

1	6
7	2
6	2
8	0

3	7	6	0	1	5	0	
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G

1	6
7	2
6	1
4	0

3	7	6	0	5	1	0	
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H

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Verbal boundary description and justification The nominated property includes a historic residential neighborhood set off by a non-historic residential development on the east, an existing historic district on the south and west, and non-historic commercial and institutional development on the north. It is marked on the enclosed planning map.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
-------	-----	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Kenneth H. Thomas, Jr. Historian

Historic Preservation Section

organization Ga. Dept. of Natural Resources

date October 15, 1985

street & number 270 Washington St. S. W.

telephone 404-656-2840

city or town Atlanta

state GA 30334

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Elizabeth A. Lyon
Elizabeth A. Lyon

10-29-85

title Deputy State Historic Preservation Officer

date

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I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

7. Description

Condition

☐ excellent

☒ good

☐ fair

☐ deteriorated

☐ ruins

☐ unexposed

Check one

☐ unaltered

☒ altered

Check one

☒ original site

☐ moved date _____

Describe the present and original (if known) physical appearance

The Church Street-Cherokee Street Historic District is an area of historic one- and two-story houses surrounded by fine lawns and tall trees. The district was developed over a century from several antebellum estates into the residential neighborhood of today. The area's pattern of growth was largely unplanned and therefore has no overall uniform land subdivision pattern, although there were areas of planned development, the largest being an area called Cherokee Heights located in the northeast corner of the district.

In the district there are many styles and sizes of houses, most of which contain pitched roofs, dormer windows, horizontal wood siding, brick, porches, and sash windows. Classical elements such as columns and pediments are also prevalent. Victorian, Greek Revival, Dutch Colonial, Neo-classical and "cottage" styles are represented in both high style and simple examples. The oldest houses are generally located in the southern half of the district and are usually Victorian. The largest houses, several of which are better described as mansions, are located along the middle sections of Church and Cherokee Streets and were constructed in all of the various architectural styles listed above.

The planting of trees and lawns was an integral part of the construction of these historic houses because they provided an extension of the houses into the out of doors via open porches. Large oak, pecan, and magnolia trees abound as do flowering dogwoods, crepe myrtle, and holly trees. The two largest surviving acreages surround Ivy Grove and the Sessions-Blair House on Cherokee Street, each of which was at one time the center of a large estate.

The various parts of the district are definable due to their development during different time periods as well as by the different economic levels of their original inhabitants. Although definable, they generally flow together without sharp edges or distinct separations, since much of the area grew without detailed planning.

While the two largest acreages, Ivy Grove (photo #8) and the Sessions-Blair House (photo #7), are still small estates, they and several others were heavily subdivided, providing the first type of growth, that of large estate divisions. Some houses were built facing Hillside Avenue (photo #39), because that was a more prestigious address at the time. Lots along Campbell Hill Street (photo #'s 36, 37, 38) vary in size, having been irregularly subdivided until the 1960s.

The land south of Ivy Grove and the Sessions-Blair estate had a random pattern of land subdivision, with lots being carved out in various sizes. A large area west of Ivy Grove was opened for development in 1905 by Morgan McNeel and called the "Church Street Extension." These lots were mostly uniform in size (75' to 100' in width and with depths of about 250'). This section became a prestigious area and home to many wealthy citizens.

In the 1920s Morgan McNeel again developed land in the area, this being the portion north of Ivy Grove and east of Cherokee Street north of the Sessions-Blair estate. By 1923 land along Frances and Margaret Streets (the latter being just outside this district) was subdivided into lots of 70' x 100', with the theme of women's names being used for the streets. The developers of the area east of there, "Cherokee Heights," (named for the pre-existing Cherokee Street) used Indian names for its street name theme: Chicasaw,

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Bibliographical

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Gauld, Robert G. "Proposed Church and Cherokee Historic District." Historic Property Information Form and supplemental materials, October, 1984. On file at the Historic Preservation Section, Department of Natural Resources, Atlanta, Georgia. The nomination was sponsored by Cobb Landmarks Society, Inc.

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Seminole, Chicopee (out of district), and Etowah. Some of these uniform lots had to be re-oriented to fit the topography which slopes down toward a creek. The larger-than-average lots on the South side of Freyer Drive (east of Chicasaw) were purchased directly from the Sessions-Blair estate, not Mr. McNeel, and thus are different in size. They were developed about the same time as "Cherokee Heights." Freyer Drive, Seminole Drive, and Frances Avenue were not paved until after 1930.

The historic district includes many historic architectural styles and features. The houses are either one or two stories, with some having a hidden third floor revealed by dormer windows. Before 1900, almost all construction was in wood, both in framing and siding. After 1900, and especially in the 1920s and 1930s, brick became a popular exterior siding material.

The earliest extant house, Ivy Grove, 473 Cherokee Street, was originally built in 1843 in the Greek Revival style. It was remodeled during the late Victorian era and the Georgian Revival period and exemplifies characteristics of both those styles. The Sessions-Blair House, at 440 Cherokee Street, underwent a similar metamorphosis. It was originally built in 1895 as a Victorian mansion with large porches and a cupola, and was remodeled early in the 20th century in the Georgian Revival style.

The majority of houses built before the 1920s were built in the Victorian Eclectic style with a few Neo-classical examples. Of special note is the McNeel-Hawkins House at 331 Church Street (photo #31), built in the Neo-classical style in 1895, and the George F. Montgomery House built at 362 Cherokee Street in 1921 (photo #2).

The simple Victorian cottage is exemplified by the Northcutt House at 367 Cherokee Street (photo #3), built in 1890. A more elaborate example is at 392 Cherokee Street (photo #5), with its front porch and porch cupola. The W. P. Stephens House at 401 Church Street (photo #29), built in 1910, is a late, post-Victorian mansion, continuing the style with its wrap-around front porch and Ionic columns. Many small Victorian Eclectic-styled houses with carved gable panels and porch post brackets can be seen along Campbell Hill Street (photo #'s 36, 37, 38).

During the 1920s and afterwards, the most prevailing styles in the district were the Colonial Revival and Craftsman. Good examples of the former are houses at 35 Hillside Avenue, 191 and 203 Freyer Drive, 528, 560 and 566 Church Street (photo #23) and 101 and 107 Frances Avenue. Examples of the Craftsman style can be seen along Freyer and Seminole Drives (photo #'s 12, 13, 14, 17), Frances Avenue (photo #21) and the fine example at 452 Church Street (photo #28).

A special part of the Colonial Revival movement was the Dutch Colonial Style and this district contains a few examples with their characteristic gambrel roofs. Examples include 393 Cherokee Street (photo #4), and the Northcutt House at 221 Freyer Drive (photo #14) built around 1927. Georgian Revival houses designed by noted Atlanta architects can be seen at 419 and 429 Cherokee Street (photo #6), designed by Neel Reid and Leila Ross Wilburn respectively as well as along Church Street (photo #'s 25 and 27).

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Singularly good examples of other revival styles include the English or Tudor Revival House at 163 (157) Seminole Drive (photo #20) and the French-styled house at 548 Church Street (photo #24).

The most notable landscape characteristic of the historic district is its mature tree cover which towers above the houses built there. Second to the trees are the lawns and landscaping of the individual houses. The planting of trees and lawns was an integral part of the construction of the historic houses because they provide a shady and cool extension of the covered porches built onto most of the houses.

Looking down the centers of many streets, the houses on either side are hidden by the trees. The largest are oak, pecan, and magnolia. Cherokee Heights was built in a pecan orchard whose trees are now 100 years old. Several houses are partially hidden by massive magnolia trees such as the two- and three-story high specimens in front of 440 Cherokee Street. Ornamental trees such as dogwood, crepe myrtle and holly abound and each spring the entire area bursts into bloom.

None of the original antebellum gardens that once graced Ivy Grove remain today, but residents lavish as much attention on their front yards as if they were as much a social gathering place as the Denmead's formal gardens of a century ago. Well manicured lawns stretch from the roadside to the shrubs and flower beds surrounding the homes' foundations interrupted only by an occasional circular drive on Church or Cherokee Street, a sloped bed of ivy in Cherokee Heights, or the ever present side and front walks. Rear yards are used as a private retreat or vegetable garden and are the location of tool sheds and free-standing garage buildings accessible via the side yard. Rear yard garages with apartments above can be found in the southern and older sections of the district at 334, 401, and 452 Church Street.

Intrusions and Non-Historic Properties

Intrusions are nonconforming properties whose appearance, character or history detracts from the architectural integrity or historical development pattern of the district. The typical building listed here as an intrusion is a one-story brick house with a low pitched roof unpunctuated with dormers or chimneys. Intrusions tend to be more pure geometric forms than historic homes which have expressive steep rooflines, multiple stories, as well as additions and porches which break up the structure into various geometric shapes.

These buildings were built for the most part in the 1950s using sharp-cornered, very smooth faced, reddish-pink brick in contrast to the older, rounded-corner, rough-faced, reddish-brown brick of the homes built before the 1940s. The large front and side porches with classical orders and pediments typical of the historic homes in the area are conspicuously absent from these modern homes.

This general description fits all but a few of the buildings listed below by address. The home at 201 Seminole has wood rather than brick exterior walls. Its low hip roof and windows paired at 90 degrees from each other on opposite sides of the building corners does not fit with the historic design traditions of the area.

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1. Campbell Hill Street: 478, and 586.
2. Cherokee Street: 512 - 518.
3. Church Street: 408, 418, 517, 535, 543, 551, 559 and 569.
4. Seminole Drive: 201 and 208.
5. Hillside Avenue N. W.: 21

Non-historic buildings are not old enough to be listed as historic and yet they do not detract from the overall character and appearance of the proposed district. These non-historic houses are generally less than fifty years old and were therefore built after the surrounding area attained its historical character. With the passage of time some of the houses may become significant properties within the district. Most of these non-historic houses are in fact built with the same design characteristics as their historic neighbors and are virtually indistinguishable from their historic neighbors.

The most obvious difference between the non-historic houses listed below and those listed as intrusions is not date of construction but the characteristics of each structures' design and how well it blends into the surrounding historic neighborhood.

1. Campbell Hill Street: 560.
2. Cherokee Street: 402 and 484.
3. Freyer Drive: 157, 165, 175, 226, 236, 242, 248, 262, 275 and 281.
4. Seminole Drive: 208 and 245.

Boundaries of the District

The boundaries of the proposed district encompass a contiguous set of historical properties and contain very few intrusions and non-historic properties. The boundaries were determined after a study of an area larger than is included within the district based on a classification of all the properties within the study area as historic, non-historic, or intrusive. The boundary was set where the contiguous historic properties interface with non-historic and intrusive properties.

The area outside the proposed boundaries is comprised of non-historic and intrusive residential properties, vacant lots, and office/commercial functions in new buildings or altered residential structures. The southwest quadrant of the historic area borders on a city police Butler-type building at Page Street, an office building complex at Montgomery Street, and a public housing complex which extends to Pine Street. To the northeast, the district is bordered by non-historic and intrusive modern homes of a residential neighborhood built along two of the streets extended from the historic district into farmland in the late 1930s and early 1940s. North of the district's boundary between Cherokee and Campbell Hill Street is a great deal of modern commercial and office development drawn to the area by Kennestone Hospital. This development includes new buildings and several recent and planned conversions of residential structures. The northwestern corner of the historic area is anchored by the Campbell-Suhr Mansion known as "Sugar Hill," which began its historical development before the Civil War. To the south is

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a 1950s and 1960s residential neighborhood and the city-owned Lewis Park. This park has not been included within the district's boundaries because its history as the first municipal park created after Glover Park in the center of Marietta's downtown square is not reflected in its present use as a softball field and tennis courts. Not included in the district, but forming a part of the southwestern border, is the city-owned land containing the first municipal water works. The southwestern boundary runs along Sessions and Brumby Streets to Page Street across from several scattered historic buildings and many vacant lots. Part of this district overlaps the Northwest Marietta Historic District in this location.

In several locations historic portions of properties have been included within the boundaries of the district while non-historic or intrusive portions have been excluded. The Grove property at the western edge of the district extends the entire depth of the block from 287 Freyer to Seminole Drive. The Grove home faces Freyer Drive and it is only this southern half of the lot which is included within the district. The Campbell-Suhr property, now occupied by St. Joseph's Catholic School, contains both historic and modern buildings. The historic mansion which is included within the district is to the east of the main entry drive; the modern school buildings west of this drive lie outside the district. The boundary line which cuts through these properties is delineated on the following maps.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1843-1935

Builder/Architect

Multiple

Statement of Significance (in one paragraph)

Statement of Significance

The Church Street-Cherokee Street Historic District is significant in architecture because it contains houses designed in a variety of styles and dating from antebellum times to the mid-1930s. Some were the work of known architects such as Leila Ross Wilburn (1885-1967), Neel Reid (1885-1926) and Montgomery Anderson. Others are good examples of 19th and early 20th century middle-class domestic architecture in Georgia. It is significant in landscape architecture due to the historic plantings of trees, gardens, and lawns as integral parts of the construction of the historic houses. The area is significant in community planning and development because it reflects the transition or transformation of two estates into residential subdivisions as well as for the several areas that were small, planned subdivisions such as "Cherokee Heights." These developmental patterns are characteristic of the way in which growth and development occurred in many small-town neighborhoods in Georgia. The district is significant in politics and government as the home of many local politicians and judges. Many residents served as mayors of Marietta from the 1870s until the mid-1930s. Others served as superior court judges for the circuit. The area is significant in commerce as the home of several locally prominent businessmen who ran local hardware or general merchandise stores, the local marble works, lumber company, and other local concerns.

Historical Narrative

The Church Street-Cherokee Street Historic District is located in northeast Marietta, Georgia. The county of Cobb and city of Marietta were first settled by white men after the Cherokee Indian cession of 1832 when the land was distributed by the 1832 Land Lottery. Two of the main streets in this district were first laid out in the 1830s: Cherokee Street (originally called Canton Street because it lead to Canton, in Cherokee County the next county seat) and Church Street (originally called Chestnut Street). People flocked to the area because of its rich agricultural promise, its available water power that allowed the building of mills and other industries, and its climate, which eventually brought many seasonal visitors, many of whom remained as permanent settlers. The advent of the Western and Atlantic Railroad, built by the State of Georgia, also greatly influenced the growth of Marietta. Chartered in 1836, to connect what later became Atlanta with Chattanooga, Tennessee, it used Marietta as its construction headquarters from 1838 to 1842. The line, opened to Chattanooga on May 9, 1850, is still in use. By connecting to Augusta via the Georgia Railroad line, Marietta was thus connected to markets both north and south. The railroad also brought more tourists to enjoy the climate. The city limits were established in 1852 at three quarters of a mile from the courthouse, located at the center of the square, now Glover Park.

It was during these first few decades of Marietta's growth that individuals arrived who began the development or use of the land in this district. Edward Denmead (1813-1891), who moved to Marietta in 1838 from Baltimore was a major contractor for the Western and Atlantic Railroad. He provided lumber for the railroad ties, timber for the bridges,

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and used a steam-powered saw mill. It was soon after this that he built the oldest surviving house, known today as "Ivy Grove" (photo #8), in 1843. His estate of around 1800 acres included most of the land in the district above Sessions Street. As with most plantations of the era, it included farm land, and gardens. Denmead was involved in establishing Marietta's first bank, a branch of the City Bank of Augusta in 1855. He also operated a grist mill on Sope Creek and a steam-powered flower mill, the Kennesaw Mills, along what became Mill Street, and helped to establish St. James Episcopal Church in Marietta.

Another property that survives from antebellum times in the district is the Campbell-Suhr House (Sugar Hill) (photo #41). John George Campbell (1826 - 1900) built the first house at Sugar Hill in 1852. He was a publisher in 1850 and later a grocer and merchant. The street leading to this house is still called Campbell Hill Street for him.

The Civil War came to Marietta when it was occupied by Federal troops on July 3, 1864, following the Confederate retreat towards Atlanta after the Battle of Kennesaw Mountain. Marietta was used a railhead and a Federal base for attacks on Atlanta. Sherman burned Marietta on November 13, 1864.

Although the Denmead house in this district was not harmed in this effort, it is said that Sugar Hill was destroyed because its location had been used as a Confederate signal station.

While Sugar Hill was not rebuilt until 1875, and remodeled several times later, Mr. Denmead returned to find Ivy Grove unburned but devastated by being used by troops from Kilpatrick's Cavalry. He resumed his work with the railroad and also became a partner in efforts for another railine to go from Marietta to the marble yards in Pickens County. Although the line eventually made it to North Carolina, Denmead lost out financially and was forced to sell Ivy Grove and surrounding lands in 1874 to Dr. Egbert Barrows. Denmead was elected Mayor of Marietta in 1876 and served for eleven terms until 1883, and from 1886 - 1887.

As a city, Marietta progressed in the post-bellum period. Rebuilding from the devastation of war, it gained electric lights in 1880 and telephones in 1898. The city's population in 1900 was about 4500. A trolley line to Atlanta opened in 1905. Adjacent to the historic district sits the water works which opened in 1910, servicing much of the city as well as the houses in this district.

While Marietta was growing, this historic district was changing. From being the sparsely-settled location of three or more antebellum farms, with substantial houses, by the late 1880s other types of housing was developing.

The Southern part of the historic district developed first. In 1895 the Neo-classical House of Mills McNeel (1869-1957) was built at what is now 331 Church Street (photo #31) on a former tanyard site. He was one of the two co-founders of the McNeel Marble Company in 1891. The house was later owned by Justice J. Harold Hawkins (1892-1961), a Justice on the Georgia Supreme Court. Cherokee Street also has houses built during

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this building boom. 343 Church Street (photo #32) was the home of Judge Newton A. Morris (1869 - 1941), a state representative and superior court judge. His daughter lived at Sugar Hill.

About 1890, Robert Hull Northcutt (1854-1932) built a modest Victorian cottage at 367 Cherokee Street (photo #3). Members of his family purchased the Cobb County Knitting Company, a hosiery manufacturer, in 1896, and changed its name to the Marietta Knitting Company. Its trademark "Radium" was adopted in 1908 and eventually became a street name adjacent to the district. The factory still exists west of the district. Also in this area at 380 Cherokee Street (photo #2) is the one-story, Victorian cottage occupied from 1875 to 1885 by Alexander Stephens Clay (1853-1910), a prominent Marietta citizen who was a member of the Georgia House of Representatives and, in 1896, a U.S. Senator, serving from 1897 to 1910. He later moved to another house that survives in Marietta. His son, Eugene Herbert Clay (1881-1923) was solicitor general of the Blue Ridge Circuit, Mayor of Marietta from 1910 to 1911 and a State Representative at the time of his death. The adjacent house, 392 Cherokee Street (photo #5), was built about 1890 for George H. Keeler, Sr. (1853-1932) in the Victorian Eclectic style with a wide veranda and turret. It was later the home of Thomas W. Read, a downtown merchant. George F. Montgomery (1879 - 1954), who was associated first with the Georgia Railroad Commission and then the McNeel Marble Company, built the house at 362 Cherokee Street in 1921.

While this development was progressing in the southern portion of the district, the part closest to the City of Marietta and thus the most convenient to live in, the large estates were undergoing further transition. Ivy Grove had passed, as mentioned, in 1874 to Dr. Egbert Barrows, a retired Navy surgeon from Iowa. His daughter Julia (1844-1930) married Francis L. Freyer (1827-1907), and later they occupied the house and made substantial changes during the late Victorian era, adding cupolas and a veranda in 1894. The estate included pastures, a pond, a golf course, and a pecan orchard in the area that later became Cherokee Heights. They sold land east of Cherokee Street to the Sessions family.

Across Cherokee Street from Ivy Grove, Judge William M. Sessions (1827-1903) built a large home for his son, Moultrie (1863-1927), around 1895, and next door, the judge built a house for himself. The latter home burned, while the former remains as the Sessions-Blair House at 440 Cherokee Street (photo #7), with its extensive gardens. William M. Sessions was a judge of the Superior Court near Brunswick before he came to Marietta. His son, Moultrie, was a prominent lawyer and banker. Judge Sessions built himself another house at 402 Cherokee Street that survives in the Dutch Colonial Style. He had been a member of the Board of Directors for the Marietta and North Georgia Railroad in the 1880s and was Mayor in 1885 and from 1898-1899. Sessions Street is named for his family. The property his family obtained from Dr. Barrows included most of what is now Cherokee Heights. The house at 440 Cherokee was sold in 1902 to Judge Daniel Webster Blair (1859-1926), a native of Campbell County (now Douglas County) who came to Marietta in 1883 to practice law.

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Judge Blair served as judge of the Blue Ridge Circuit (Superior Court) from 1920 until his death in 1926 and as mayor from 1896-97. The house still remains in his family. It passed to his son, Leon M. "Rip" Blair and his wife, June. They replaced the Victorian porches with a more formal, Georgian Revival facade and remodeled the interior. "Rip" Blair served as Mayor of Marietta from 1938 to 1947. During his tenure, the house was the center of a great deal of entertaining for visiting dignitaries associated with the World War II Bell Bomber Plant (now Lockheed).

Ivy Grove changed hands again and underwent further renovation when the Freyers' daughter, Ada, and her husband Morgan McNeel (1873-1941) occupied the estate just after 1900. After a 1914 fire and subsequent rebuilding and remodeling, they added a portico that changed the orientation of the house to face south. There were further changes in 1926. Mr. McNeel was the other co-founder of the McNeel Marble Company. He was successful enough to not only purchase Ivy Grove, but to also begin two land development projects in the district. The first was the Church Street Extension across the Ivy Grove property from its previous end at Sessions Street due north, creating a very desirable residential area, and Marietta's first speculative subdivision.

Some of the houses of note in this new area include the Berry F. Simpson House at 383 Church Street (photo #30). The 14 room Victorian style house was built for Simpson (1858-1911), the Solicitor General of the Blue Ridge Circuit (Superior Court) from 1901-1908. It was sold in 1918 to Simpson's nephew, George Griffin. About 1910, the house at 401 Church Street (photo #29) was built for W. P. Stephens (1873-1969), the building supply magnate whose company, W. P. Stephens Lumber Company, still operates today. 409 Church Street was the home of Gordon B. Gann, a state representative and Mayor of Marietta during 1922-25 and 1928-1929. 453 Church Street was the home of Guy H. Northcutt, Sr., who was president of the Marietta Board of Education and secretary-treasurer of the Marietta (now Champion) Knitting Company.

The second real estate venture of Morgan McNeel was that of Cherokee Heights. This was created from the pecan orchard of Ivy Grove that had been sold to the Sessions family, and by this time was in the hands of Judge Blair. It was located in the northeast portion of the present district along Cherokee and Chicopee Streets and was called "Cherokee Heights." The co-developer of this area was H. N. Dupre, Sr. (1882-1954). He was the owner of Dupre's Store in Marietta, still operating today as a furniture and appliance store. By 1923 the streets were laid out beginning with Freyer and Margaret (later Chicopee) Streets. Other streets in the subdivision were named for Indian tribes: Etowah, Chicasaw, and Seminole, and formed a grid pattern. The pecan trees can still be seen within the area. The lots were uniformly divided. While the original plan extended Cherokee Heights east of DeSoto Drive, it was not until later that other developers continued the subdivision east of the original Cherokee Heights by continuing the streets and adding others using the Indian name theme.

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Significance

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The people who built houses in Cherokee Heights were businessmen, doctors, lawyers, and civil servants. Judge Newton A. Morris (1869-1941), a state representative and superior court judge, lived at 236 Freyer Drive and 343 Church Street. Russell S. Grove who built the house at 287 Freyer for himself and 286 for his Mother, was head of the Marietta Ration Board during World War II, and surveyed Atlanta's Candler Field for its transformation into the city's airport. W. H. Dunaway built a house at Seminole and Etowah. He was the founder of the Dunaway Family Drugs chain. 125 Seminole was the home of George Thomas (1905-1959), former Vice-President of the McNeel Marble Company, and son-in-law of Morgan McNeel, the developer.

As Cherokee Heights was getting underway, further changes were taking place on two of the original antebellum estates. At Sugar Hill (photo #41), the house was now dilapidated and the 22 acres were purchased in the 1930s by Mr. Robert C. Suhr, a wealthy Cleveland businessman whose company furnished the ice for the railroad refrigerator cars. Suhr's wife, Lucille Morris, was a Marietta native, daughter of Judge Newton A. Morris. The house was renovated and restored for the Suhrs by William Kennedy, who lived in the district. By the 1950s the house had been purchased by St. Joseph's Catholic School who now use the 14-room mansion as a rectory.

Ivy Grove was purchased in 1943 by James Vinson Carmichael (1910-1972) who proceeded to remodel the north porch and the interior. Carmichael, a lawyer, was general manager of the Bell Bomber (now Lockheed) plant during World War II. In 1946 he ran for Governor of Georgia against Eugene Talmadge and received the largest number of popular votes.

Today the district continues to be largely residential with its residents being deeply involved in Marietta in all walks of life, as businessmen and women and professionals. It is the home both of long-time residents and new arrivals.

